

## PLANNING DIRECTOR HEARING

January 19, 2022

Action Minutes

### WELCOME

#### 1. CALL TO ORDER

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Meeting called to order at 9:00 a.m.

#### 2. DEFERRALS AND REMOVALS FROM CALENDAR

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No items.

#### 3. CONSENT CALENDAR

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- a. **SP21-035**. Special Use Permit to allow the conversion of an existing 25,000 square foot commercial retail use to a church/religious assembly use on a 13.29-gross acre site located at 1523 Parkmoor Avenue (John Razumich, Imwalle Properties, Owner). Council District: 6. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15301(a) for Existing Facilities.

**PROJECT MANAGER, LAURA MEINERS**

**Staff Recommendation:** Consider the Exemption in accordance with CEQA. **Approve** a Special Use Permit.

#### **ACTION: APPROVED**

- b. **SF21-022 & V21-005**. A Single-Family House Permit for a single-family residence that exceeds 0.45 Floor Area Ratio (FAR) (approximately 52.2); the permit would allow for the demolition of an existing single-family residence for the construction of a two-story single-family residence with an attached garage, basement. A Development Variance to reduce the front and rear setback requirement to accommodate a single-family home on an approximately 0.1-gross acre site located approximately 146 feet northwest of the intersection of Villa Avenue and Myrtle Street (670 Myrtle Street) (Marie and Cris Lau, Owner). Council District: 6. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15303(a) for the New Construction or Conversion of Small Structures.

**PROJECT MANAGER, JOHN TU**

Access the video, agenda, and related reports for this meeting by visiting the City's website at:

<https://www.sanjoseca.gov/planningmeetings>

**Staff Recommendation:** Consider the Exemption in accordance with CEQA. **Approve** a Single-Family House Permit and Development Variance Permit.

**ACTION: APPROVED**

#### **4. PUBLIC HEARING**

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No items.

#### **5. ADJOURNMENT**

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Meeting adjourned at 9:10 a.m.